

Property Address

Apartment 52 / 1 -3 Brunswick Road, Carlton, Victoria, 3053



Completed By	Michael Furlong
Date Completed	31 Aug 2011
Landlord's Full Name	Malcolm Gray
Authority Date	27 Aug 2011
Management Fee (- GST)	7 %
Letting Fee (- GST)	2 weeks
Console Landlord Reference	GRAY1
Leasing	Unfurnished

Block Summary

Block Name	YORK APARTMENTS		
Key Register Number			
Plan of Sub No.	PS 6312504K	Lot No.	52
Plan of Sub date			
No. of prop in block	74	Lifts	2
No. of apart. levels	6	Apart. Level	Fifth
Zone	Business		
Aspect	South		

Communal facilities

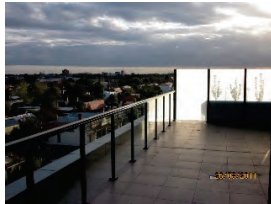
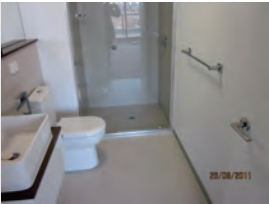
Tennis Court	<input type="radio"/> Yes <input checked="" type="radio"/> No
Swimming Pool	<input type="radio"/> Yes <input checked="" type="radio"/> No
Gym	<input type="radio"/> Yes <input checked="" type="radio"/> No
Cafe	<input type="radio"/> Yes <input checked="" type="radio"/> No
Sauna	<input type="radio"/> Yes <input checked="" type="radio"/> No
Rooftop Garden	<input checked="" type="radio"/> Yes <input type="radio"/> No

Property Summary

Property Type	Residential
Property Style	Apartment
Property Age	Completed Aug 2011
Title	Strata
Property Levels	Single
Approx. Size (Int.)	50.2 m <sup>2</sup>
Approx. Size (Ext.)	38.6 m <sup>2</sup>

Property Particulars

Bedrooms	1	
Study	No	
Bath / Ensuite	1	None
Powder room	No	
Kitchen	Open Plan	
Lounge	No	
Living	Yes	
Dining	No	
Laundry	Yes	In Bath
Balcony	Yes	
Yard	No	
Car Spaces	1	Secure Car Space
Storage	Yes	Locker
Bike		
Other		



Property Files in Office

Management Authority	<input checked="" type="radio"/> Yes <input type="radio"/> No	Proof of Purchase	<input checked="" type="radio"/> Yes <input type="radio"/> No
Owner's Instruction Form	<input type="radio"/> Yes <input checked="" type="radio"/> No	Plan of Subdivision	<input checked="" type="radio"/> Yes <input type="radio"/> No
Owner's Corp. Rules	<input type="radio"/> Yes <input checked="" type="radio"/> No	Rates Notice	<input type="radio"/> Yes <input checked="" type="radio"/> No
Landlord/Building Insurance	<input type="radio"/> Yes <input checked="" type="radio"/> No	Property Title	<input checked="" type="radio"/> Yes <input type="radio"/> No
Fixtures & Fittings schedule	<input checked="" type="radio"/> Yes <input type="radio"/> No	Floorplan	<input checked="" type="radio"/> Yes <input type="radio"/> No

Owner's Corp

Business Name	BCS Owners Corporation
Contact	Prince Luckman
Phone	
Mobile	0412-767-895
Email	info@bcs.com.au
Website	

Financials

Purchase Price	\$460,000.00
Purchase date	18 May 2011
Current Value	\$460,000.00
Last valued date	
Current Rent (pcm)	\$1,738.00
Purchased from	Other agent

Bedrooms

Bedroom #1

Condition

Excellent

BIR

Yes

Laminate

Floor Type

Carpet

Win Furn.

Holland

Lighting

Oyster

Heating type

Yes

Panel

Cooling type

No

Where is it located?

Off the kitchen / living

Bedroom #2

N/A

Condition

BIR

Floor Type

Win Furn.

Lighting

Heating type

Cooling type

Where is it located?

Bedroom #3

N/A

Condition

BIR

Floor Type

Win Furn.

Lighting

Heating type

Cooling type

Where is it located?

TV Points

☐ Yes

☐ No

Phone Points

☒ Yes

☐ No

Foxtel

☒ Yes

☐ No

Bedroom #4

N/A

Condition

BIR

Floor Type

Win Furn.

Lighting

Heating type

Cooling type

Where is it located?

TV Points

☐ Yes

☐ No

Phone Points

☐ Yes

☐ No

Foxtel

☐ Yes

☐ No

Kitchen

Kitchen

Condition

Excellent

Type

Open Plan

Splashback

Glass

Benchtop

Stone

Cupboard

Yes

Floor type

Tiles

Lighting

Downlights

Rangehood

Type

Retract

Colour

Stainless Steel

Brand

Linea

Make

Model No.

GEH6016

Working?

Working

Oven

Type

Electric

Location

Under Benchtop

Colour

Stainless Steel

Brand

Linea

Make

Model No.

L156.2SS

Working?

Working

Stove

Type

Electric

No. of Jets

4

Colour

Ceramic Hob

Brand

Linea

Make

Model No.

GECE6004

Working?

Working

Microwave

Supplied

No - Space Only

Type

Colour

Brand

Make

Model No.

Working?

Dishwasher

Supplied

Yes

Type

Full Size

Colour

Stainless Steel

Brand

Linea

Make

Model No.

LID6005

Working?

Working

Dining / Lounge / Living / Study

Dining Room

N/A

Condition

Floor

Win Furn.

Lighting

Heating

Cooling

TV Points

☐ Yes

☐ No

Phone Points

☐ Yes

☐ No

Foxtel

☐ Yes

☐ No

Lounge

N/A

Condition

Floor

Win Furn.

Lighting

Heating

Cooling

TV Points

☒ Yes

☐ No

Phone Points

☒ Yes

☐ No

Foxtel

☒ Yes

☐ No

Living Room

Yes

Condition

Excellent

Floor

Carpet

Win Furn.

Holland

Lighting

Downlights

Heating

Yes

Split System

Cooling

Yes

Split System

TV Points

☒ Yes

☐ No

Phone Points

☒ Yes

☐ No

Foxtel

☒ Yes

☐ No

Study

N/A

Condition

Cupboards

Study Type

Floor Type

Win Furn.

Lighting

Heating type

Cooling type

Where is it located?

TV Points

☐ Yes

☐ No

Phone Points

☐ Yes

☐ No

Foxtel

☐ Yes

☐ No

## Bathroom

<b>Bathroom #1</b>	Yes	<b>Bathroom #2</b>	N/A
<b>Condition</b>	Excellent	<b>Condition</b>	
<b>Type</b>	Shower	<b>Type</b>	
<b>Floor type</b>	Tiles	<b>Floor type</b>	
<b>Lighting</b>	Oyster	<b>Lighting</b>	
<b>IXL</b>	No	<b>IXL</b>	
<b>Fan</b>	Yes	<b>Fan</b>	
<b>Win Furn.</b>	None	<b>Win Furn.</b>	
<b>Vanity</b>	Yes	<b>Vanity</b>	
<b>Benchtop</b>	Stone	<b>Benchtop</b>	

<b>Ensuite</b>	N/A	<b>Powder Room</b>	N/A
<b>Condition</b>		<b>Condition</b>	
<b>Type</b>		<b>Type</b>	
<b>Floor type</b>		<b>Floor type</b>	
<b>Lighting</b>		<b>Lighting</b>	
<b>IXL / Fan</b>		<b>IXL / Fan</b>	
<b>Fan</b>		<b>Fan</b>	
<b>Win Furn.</b>		<b>Win Furn.</b>	
<b>Vanity</b>		<b>Vanity</b>	
<b>Benchtop</b>		<b>Benchtop</b>	

## Laundry

<b>Laundry</b>	Yes
<b>Laundry type</b>	In Bath
<b>Condition</b>	Excellent
<b>Floor type</b>	Tiles
<b>Lighting</b>	Oyster
<b>Trough</b>	No
<b>Tap</b>	Yes
<b>Washer</b>	No
<b>Dryer</b>	No
<b>Washer Type</b>	Front Load
<b>Washer Brand</b>	
<b>Washer Colour</b>	
<b>Washer Make</b>	
<b>Washer Model</b>	
<b>Dryer Brand</b>	
<b>Dryer Colour</b>	
<b>Dryer Make</b>	
<b>Dryer Model</b>	

### Laundry instructions

Front Loader washer would suit best  
Could not really wall mount a dryer

The laundry facilities are in the bathroom, and there is a water outlet for the hose from the washer - the area is very tight, and I would suggest that either a front loader and front load dryer, or if the tenant had a top loader, then there would not be any area for a dryer -

Can't mount a dryer on the wall

## Access Information

<b>Building Access 1</b>	
<b>Access Type</b>	FOB
<b>Do we have the</b>	FOB ? Yes
<b>Access Code</b>	Not Applicable
<b>Building Access 2</b>	
<b>Access Type</b>	
<b>Do we have the</b>	?
<b>Access Code</b>	

### Building access instructions

Access to the building is through the front foyer - this is located next to the lane, on Brunswick Road.

There is a video intercom, which is run through the TV.

The small black fob is the swipe - to gain access into the second set of glass doors, once you enter the foyer where the letterboxes are located

<b>Car Park</b>	
<b>Type</b>	Secure Car Space
<b>Space Location (LOT)</b>	52
<b>Car park access type</b>	Remote
<b>Do we have the</b>	Remote ? Yes
<b>Access Code</b>	Not Applicable
(For Underground Parking Only)	
<b>No. of levels</b>	3
<b>Max. height</b>	2.1 metres

### Parking / Storage Cage access instructions

The car space is marked - 501.

It is located on the ground level at the rear

Access is through the second of the 2 roller doors into the car park - it would be easier to enter the building from the street behind the block - Barkly Street

The fob will only open the car park that allows access to the car park where their car space is located

## Smoke Detectors

<b>Number of.</b>	1
<b>Detector 1 Location</b>	Outside Bedroom Door
<b>Detector 1 Type</b>	Hardwired
<b>Detector 2 Location</b>	
<b>Detector 2 Type</b>	
<b>Detector 3 Location</b>	
<b>Detector 3 Type</b>	

## Intercom

<b>Type</b>	Phone Only
<b>Where is it located?</b>	Behind the front door, near power box

## Video Security

### Instructions to operate

This comes through the TV /this needs to be tuned to pick up the video intercom

Access to Common Areas

Foyer / Lift access instructions

Access to the building is through the front foyer - this is located next to the lane, on Brunswick Road. There is a video intercom, which is run through the TV. The small black fob is the swipe - to gain access into the second set of glass doors, once you enter the foyer where the letter boxes are located

Rubbish Bin access instructions

There is a rubbish chute for every floor. The rubbish chute is located directly outside the front door of the apartment, next to the lift door.

Permit Parking access instructions

Not Applicable

Gym / Sauna access instructions

Not Applicable

Mailbox access instructions

Mail Boxes are located in the front Foyer on Brunswick Road

Extra Parking access instructions

Not Applicable

Swimming Pool access instructions

Not Applicable

Tennis Court access instructions

Not Applicable

Owner's Corp

Business Name	BCS Owners Corporation
Contact person	Prince Luckman
Phone	
Mobile	0412-767-895
Email	info@bcs.com.au
Website	
Notes	

Onsite Building Manager

Full Name	Prince Luckman
Phone	
Mobile	0445-555-698
Location	
Email	info@bcs.com.au
Notes	The building manager is not on site permanently, however is part of the Owners Corporation. There is a small office at the rear of the property (Barkly Street end) that is for the Building Manager

Shopping / Cafe / Groceries

The closest shops are located on Nicholson Street, which is only a short walk from the property.

Sydney Road & Lygon Street are a short drive from the site

Developer

Business Name	ABC Properties
Contact person	Rob Jones
Phone	03-9444-5890
Mobile	0413-556-660
Email	maintenance@abc.com.au
Website	www.abc.com.au
Notes	Rob Evans is the Sales Manager for Caydon's - speak to him for any issues that have not been resolved by Jarrod

Builder

Business Name	ABC Properties
Contact person	Jarrod Jones
Phone	03-9444-5890
Mobile	0410-630-178
Email	maintenance@abc.com.au
Website	www.abc.com.au
Notes	Speak with Jarrod who is the site manager with regards to defects - there is a list of tradespeople in the settlement pack - review this first!

Transport

Train	
Bus	Bus is located on Nicholson Street - short walking distance from the property
Tram	Tram is located on Nicholson Street - short walking distance from the property

Essential Services

Water	
Service Provider	
Water meter number	
Instructions for connection	

Water meter location & access info

Water Meters are located inside the cupboard on the fifth floor foyer, just near the entrance to the communal garden

Water	
Hot Water Unit	
Brand	
Make	
Model	
Unit location	
Unsure where water unit is located - possibly a main tank for the whole building	

Repair Access & Instructions

Phone	
Building Phone Switch Location	
The phone point is on the East wall at the end of the kitchen bench	
Repair Access & Instructions	
The "Comms"Cupboard is to the left of the electrical cupboard, on the fifth floor, just next to the apartment front door	

Electricity	
Electricity Company	TRU Energy
Electric meter number	
Instruction for connection and location of Mains	
There is electricity connected by the developer for the initial move in - this needs to be changed to the owner and then the tenant	

Electricity meter / panel location & access info

Tru Energy Reference Number - 3282227883E. Electricity Meters are located inside the cupboard, just next to the left of the apartment door

Cooling	
Cooling Unit	Split System
Brand	
Make	
Model	
Panel location / Condenser Location	
Wall mounted on the "East" living room wall -	
There is one remote control	

Repair Access & Instructions

Refer to user manual

TV / Foxtel	
Building TV/Foxtel Switch Location	
The TV points & Foxtel points are in the bedroom and on the colored feature wall, (West) in the living room	
Repair Access & Instructions	
The "Comms"Cupboard is to the left of the electrical cupboard, on the fifth floor, just next to the apartment front door	

Gas	Not Installed
Gas Company	
Gas meter number	
Instruction for connection and location of Mains	

Gas meter location & access info

Heating	
Heating Unit	Split System
Brand	
Make	
Model	
Panel location / Condenser Location	
Wall mounted on the "East" living room wall -	
There is one remote control	

Repair Access & Instructions

Refer to user manual

Advertising / Re-leasing Instructions

Owner Approved?

☒ Yes

☐ No

Internet?

Yes

Amount

\$165.00

For Lease Board?

No

Amount

Corflutes?

No

Amount

Does the O/C have to approve boards?

☒ Yes

☐ No

Board Location & Special Instructions

There would be no where for a board to be erected -

Strategies to maximise rental for this property?

1. Really promote the view & the balcony - conduct most of the open out on the balcony

2. Leave the front door open (with a door stopper), then open the sliding doors onto the balcony

3.

4.

5.

6.

Open for Inspection Instructions and Strategies

1. Need to have 1 person downstairs and another upstairs. Must have door stoppers, because the front door will not stay open on its own - all lights must be turned on

2. A-Frame on the corner of Brunswick Road & Nicholson Street. Also need to have an A-Frame at the front of the property - stand inside the foyer

3. The building is too high for Corflutes or a board - you could put a corflute in the bedroom window, but the only person that would see it is from the building next door

4. Need Corflutes in the foyer directing people to the lift, then again from the lift to the apartment on the fifth floor - need 3 corflutes in total

5. Very important to inform tenants that there is a communal courtyard / garden on both the Brunswick Road, and Barkly Street end of the building

Characteristics of tenants most suitable for the property

1. Ideally a professional single or couple

2. The apartment has a stunning view - therefore we are targeting people that want quality, rather than cheap

3.

4.

5.

Special Covenants for Leasing

Pets need to be applied for through the owners corporation - there is a special form that needs to be submitted

There is a Fire Evacuation Plan - this should be provided to the tenants when signing a lease

Move in details

Tenants need to be informed of special instructions prior to moving in or out?

☒ Yes

☐ No

Move in requirements

There is a full Move in / Move out Guideline & Checklist that the tenants needs to be given when signing a lease. The tenants must complete the and provide this to the owners corp for approval.

Move in and move outs must be scheduled with the building manager - Prince Luckman -

Regular Move in & Move out times are Monday to Friday 10.00am to 4.00pm

Padding must be used in the elevator for move in and move out

The floors are to be covered with carpet runners or matting in the foyer  
Any damage caused by the tenants throughout the move in & move out, and their contractors will be charged to the tenants

Move out requirements

There is a full Move in / Move out Guideline that the tenants needs need to be given

## PROPERTY STRENGTHS

1. The fact that the property is on the fifth floor with stunning panoramic city views is the highlight of the apartment
2. The balcony is close to 40 sq mt - almost as big as the apartment - enough room for a BBQ & outdoor setting
3. Good sized kitchen bench - this would be where all meals would have to be eaten - not enough room for a dining room no gas cooking!
- 4.
- 5.

## PROPERTY WEAKNESSES

1. Laundry facilities are in the bathroom and in open view - there is no trough, and there is only a water outlet - very untidy!
2. Car space is right at the back of the building - the Barkly Street end of the block, but the apartment is at the other end - not good for shopping!
3. Very little pantry or cupboard space - the kitchen does not have a lot of room for any food
4. The front door is directly outside the lift (lots of passing traffic), and the rubbish chute is opposite the front door - could smell in the summer months!
5. The apartment is directly located next to the communal rooftop garden

## KEY LOG

Access Type	Key Type	In Office?	Console Key Register Number
Security Door	N/A		
Front Door	Key - Standard Cutting allowed	In Office	
Back Door	N/A		
Balcony	No key required		
Balcony Security	No key required	In Office	
Windows	No key required		
Letterbox	Key - Security No cutting	In Office	
Garage / Carpark	FOB		
Storage Area	Key - Standard Cutting allowed		
Rubbish Area / Room			
Gate / Courtyard	No key required		
Foyer	FOB	In Office	

### Special Key Cutting Instructions

The main front door key was provided by Wynns Locksmiths - 03-9495-1122 - #2804 (05.01)

### Photocopy of Key Register Form



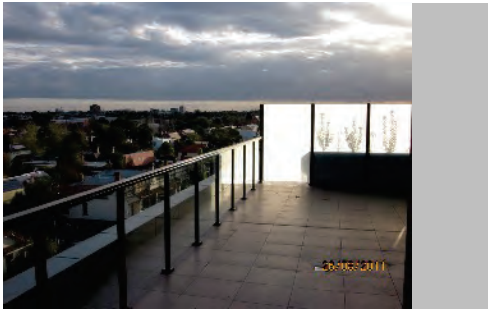
Property photos



Original Artist Impression of the front of the building - Brunswick Rd end



Mains power box and intercom is located just behind the front door



Large South facing balcony - almost 40 sq mt of balcony



Car space is marked as #501 - at the Barkly Street end - enter off Barkly Street



Access to car park is best off Barkly Street, and in the first roller door



Special Clearance of 2100mm



Front Foyer - access is with a fob - video intercom - also a security camera is here



Storage Locker is located on ground floor car park, right hand side - through foyer



Stiebel Eltron - Wall mounted convector heater - in bedroom - south wall



Fifth floor foyer - to the left of the front door - comms, water, electrical, fire



Laundry facilities - just inside the bathroom - water outlet & taps only



Linea appliances - ceramic hob - electric oven and pull out rangehood